



2 VICINITY MAP
NO SCALE

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Elements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all buildings, but may or may not include basement/under floor area. For further clarification on these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	201 Cooper Rd.
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	1,980

ENTER Zone ONLY from drop-down list:	E-3
ENTER Net Lot Area (in sq. ft.):	8,250
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	REQUIRED**

ENTER Average Slope of Lot:	7.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	

FLOOR AREA RATIO (FAR):	0.240
Lot Size Range:	4,000 - 9,999 sq.ft.
MAX FAR Calculation (in sq. ft.):	1,200 * (0.25 x lot size in sq.ft.)
100% MAX FAR:	0.395
100% MAX FAR (in sq. ft.):	3,263
85% of MAX FAR (in sq. ft.):	2,773
80% of MAX FAR (in sq. ft.):	2,610
The 1980 square foot proposed total is 61% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.

**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43560

Source: Santa Barbara County Planning Department, 2019

Source: Santa Barbara County Planning Department, 2019

FIRE SPRINKLER NOTE:

THIS PROJECT DOES NOT REQUIRE FIRE SPRINKLERS AS THE EXISTING DWELLING DOES NOT AND IS NOT REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM.

PUBLIC RIGHT-OF-WAY NOTE:

ANY AND ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED UNDER SEPARATE PERMIT. WORK SHOWN IN THE PUBLIC RIGHT-OF-WAY ON THESE DRAWINGS IS FOR INFORMATION ONLY

PARKING CALCULATION:

EXISTING PARKING: 2 COVERED SPACES

PROPOSED PARKING: 2 COVERED SPACES
PRIMARY RESIDENCE: 2 COVERED SPACES

ACCESSORY DWELLING: NONE REQ'D (GOV.CODE 65852.2)
THIS PROJECT IS WITHIN ONE HALF MILE OF AN EXISTING PUBLIC TRANSIT STOP, SEE VICINITY MAP ON COVER SHEET

201 COOPER RD. NEW ACCESSORY DWELLING UNIT

PROJECT DESCRIPTION

THIS PROJECT INCLUDES NEW CONSTRUCTION OF A 482 S.F. (GROSS) DETACHED ACCESSORY DWELLING UNIT TO BE LOCATED ABOVE AN EXISTING 450 S.F. (GROSS) DETACHED GARAGE. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, THE 2016 CALIFORNIA RESIDENTIAL CODE, THE 2016 CALIFORNIA PLUMBING CODE, THE 2016 CALIFORNIA ELECTRICAL CODE, THE 2016 CALIFORNIA MECHANICAL CODE, THE 2016 CALIFORNIA FIRE CODE, THE 2016 CALIFORNIA ENERGY CODE, THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND SBMC TITLE 28. THIS PROJECT IS PERMITTED PURSUANT TO GOV. CODE 65852.2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY UNDER IS TO BE PERFORMED UNDER SEPARATE PUBLIC WORKS PERMIT. THIS PROJECT INCLUDES NO GRADING OTHER THAN BUILDING FOOTING EXCAVATIONS. THIS PROJECT DOES NOT INCLUDE ANY NEW LANDSCAPED AREA. THE PROJECT SHALL INCLUDE THE STORMWATER BEST MANAGEMENT PRACTICES (DISCONNECTED DOWNSPOUTS AND ONE RAIN WATER BARREL) SHOWN ON A1.1. THIS PROJECT SHALL INCLUDE 300 S.F. OF ROOF MOUNTED PHOTOVOLTAIC PANELS. PARKING IS NOT REQUIRED FOR THE NEW ACCESSORY DWELLING UNIT PER GOV. CODE 65852.2 BECAUSE THE PROJECT IS LOCATED WITHIN ONE HALF MILE OF A PUBLIC TRANSIT STOP.

SITE INFORMATION:

OWNER: JOEL ZEMER
ADDRESS: 201 COOPER RD.,
SANTA BARBARA, CA 93109
805-259-8268
APN: 041-341-003
ZONING: E-3/S-D-3 (COASTAL ZONE, NON-APPEALABLE JURISDICTION)
LOT AREA: 8250 S.F.
SLOPE: 7%
HIGH FIRE AREA: NO
FLOOD PLAIN: NO

PROJECT STATISTICS:

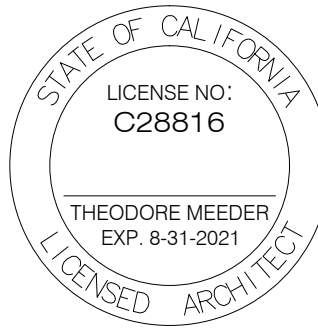
PROP. CONST. TYPE:	V-B	
PROP. OCCUPANCY:	R-3 (DWELLING, U (GARAGE))	
EXISTING BUILDINGS:	NET:	GROSS:
PRIMARY RESIDENCE:	1575 S.F.	1663 S.F.
EXISTING GARAGE:	405 S.F.	450 S.F.
PROPOSED NEW ADDITION:	NET:	GROSS:
ACCESSORY DWELLING UNIT (2ND FLR.):	434 S.F.	482 S.F.
TOTAL LOT SIZE:	8250 S.F.	
TOTAL PROPOSED FLOOR AREA:	2414 S.F.	2595 S.F.
EXISTING IMPERVIOUS AREAS:	3761 S.F.	
(E) PRIMARY DWELLING:	1883 S.F.	
(E) CONC. PATIOS AND WALKS	1292 S.F.	
(E) GARAGE ROOF	586 S.F.	
REPLACED IMPERVIOUS AREA:	586 S.F.	
NEW AND REPLACED IMPERVIOUS AREA:	696 S.F.	

DRAWING LIST: CDP SUBMITTAL

A1.0	COVER SHEET, SITE PLAN, PROJECT INFO
A1.1	STORMWATER MANAGEMENT PLAN
A2.1	PROPOSED GARAGE LEVEL PLAN
A2.2	PROPOSED ACCESSORY DWELLING UNIT PLAN
A2.3	PROPOSED ROOF PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED BUILDING SECTIONS

TED MEEDER
ARCHITECTURE
WWW.TEDMEEDER.COM

148 SAN RAFAEL AVE.
SANTA BARBARA, CA 93109
TED@TEDMEEDER.COM
(805) 684-4266



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201 COOPER RD. NEW ACCESSORY DWELLING UNIT

PROJECT DIRECTORY:

ARCHITECT:
TED MEEDER
148 SAN RAFAEL AVE.
SANTA BARBARA, CA 93109
805-684-4266

STRUCTURAL ENGINEER:

GEOTECHNICAL ENGINEER:
FRED HEATHCOTE
P.O. BOX 4814
PASO ROBLES, CA 93447
805-535-5115
REPORT #F-102068 APRIL 30, 2019

TMA&D JOB #:

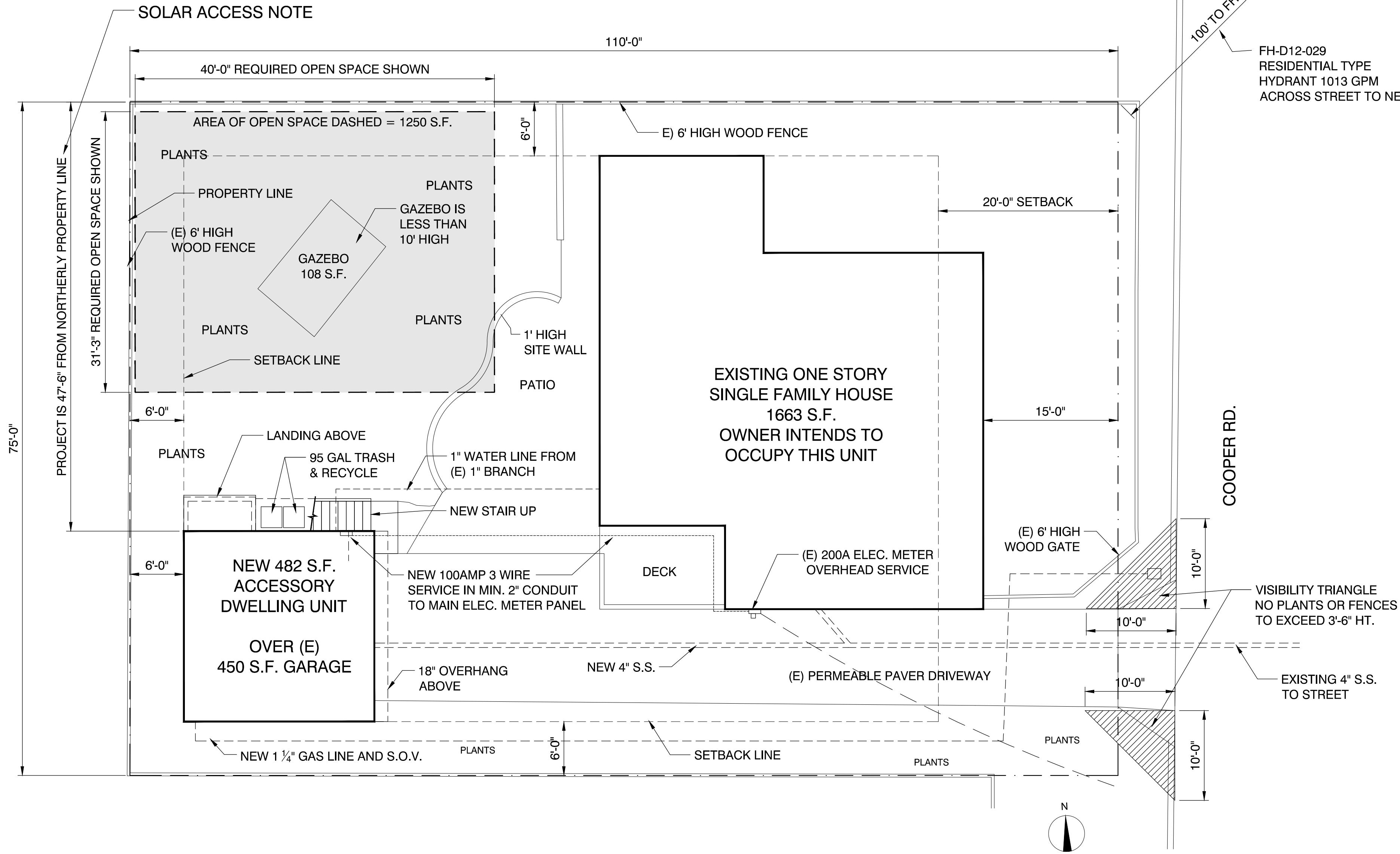
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FOR:

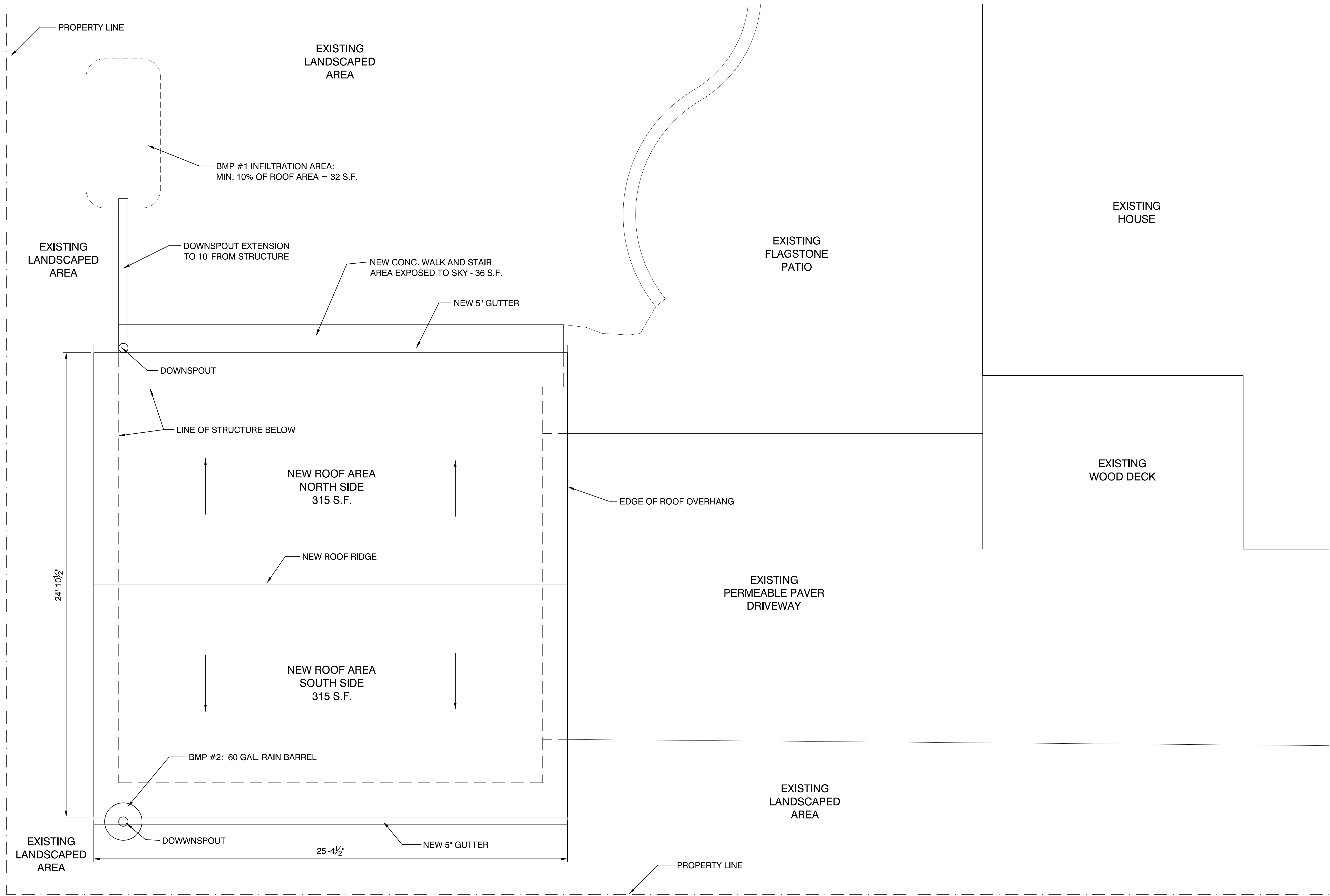
SITE PLAN PROJECT INFO VICINITY MAP

SCALE:	AS NOTED
DATE:	6.28.19
SHEET FILE:	-
REF FILES:	-

A1.0



1 SITE PLAN
1/8" = 1'-0"



1 STORMWATER CONTROL PLAN AND PROPOSED BMPS
3/8" = 1'-0"

STORMWATER MANAGEMENT BMPS			
MARK	TYPE (CITY BMP REFERENCE)	ROOF AREA SERVED	NOTES:
BMP #1	DISCONNECTED DOWNSPOUTS (5.3)	300 S.F.	MIN. 30 S.F. INFILTRATION AREA
BMP #2	RAIN BARREL (5.6)	300 S.F.	60 GAL CAPACITY

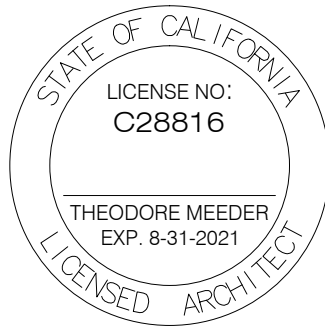
IMPERVIOUS AREA TOTALS:

PREVIOUS GARAGE ROOF TO BE REPLACED:	586 S.F.
PROPOSED NEW ROOF AREA:	630 S.F.
PROPOSED NEW STAIR AND SLAB:	36 S.F.
TOTAL NEW AND REPLACED IMP. AREA:	696 S.F.

PROPERTY OWNER'S STATEMENT:

AS THE OWNER OF THE PROPERTY, I UNDERSTAND AND AGREE THAT THESE STORMWATER MANAGEMENT BMPS (DISCONNECTED DOWNSPOUTS AND RAIN WATER BARREL) SHALL BE MAINTAINED PURSUANT TO SBMC 22.87.050

(SIGNATURE OF PROPERTY OWNER)



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201 COOPER RD.
NEW ACCESSORY
DWELLING UNIT

TMA&D JOB #:

ISSUED:

FOR:

STORM WATER
MANAGEMENT PLAN
BMPS

SCALE:

AS NOTED

DATE:

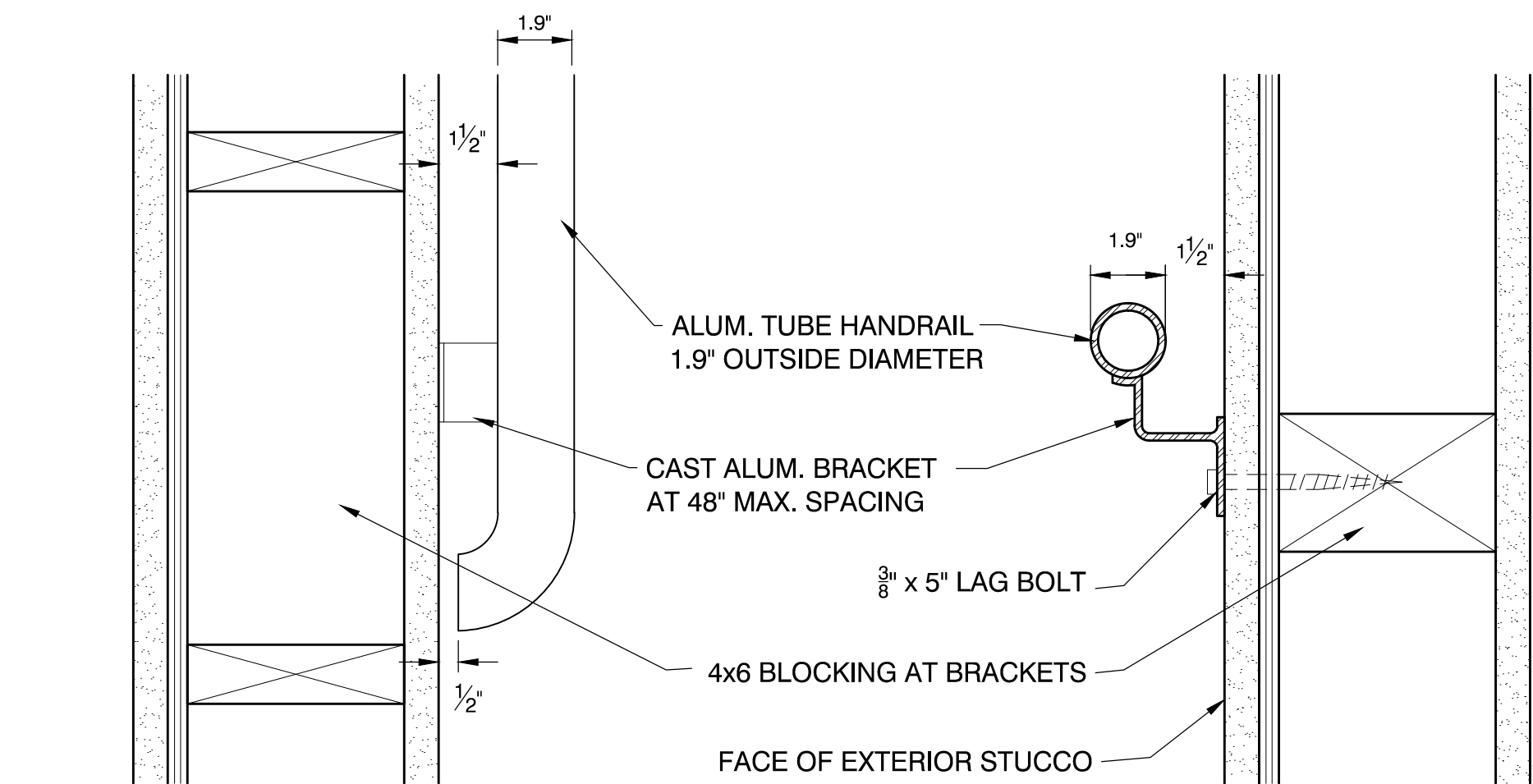
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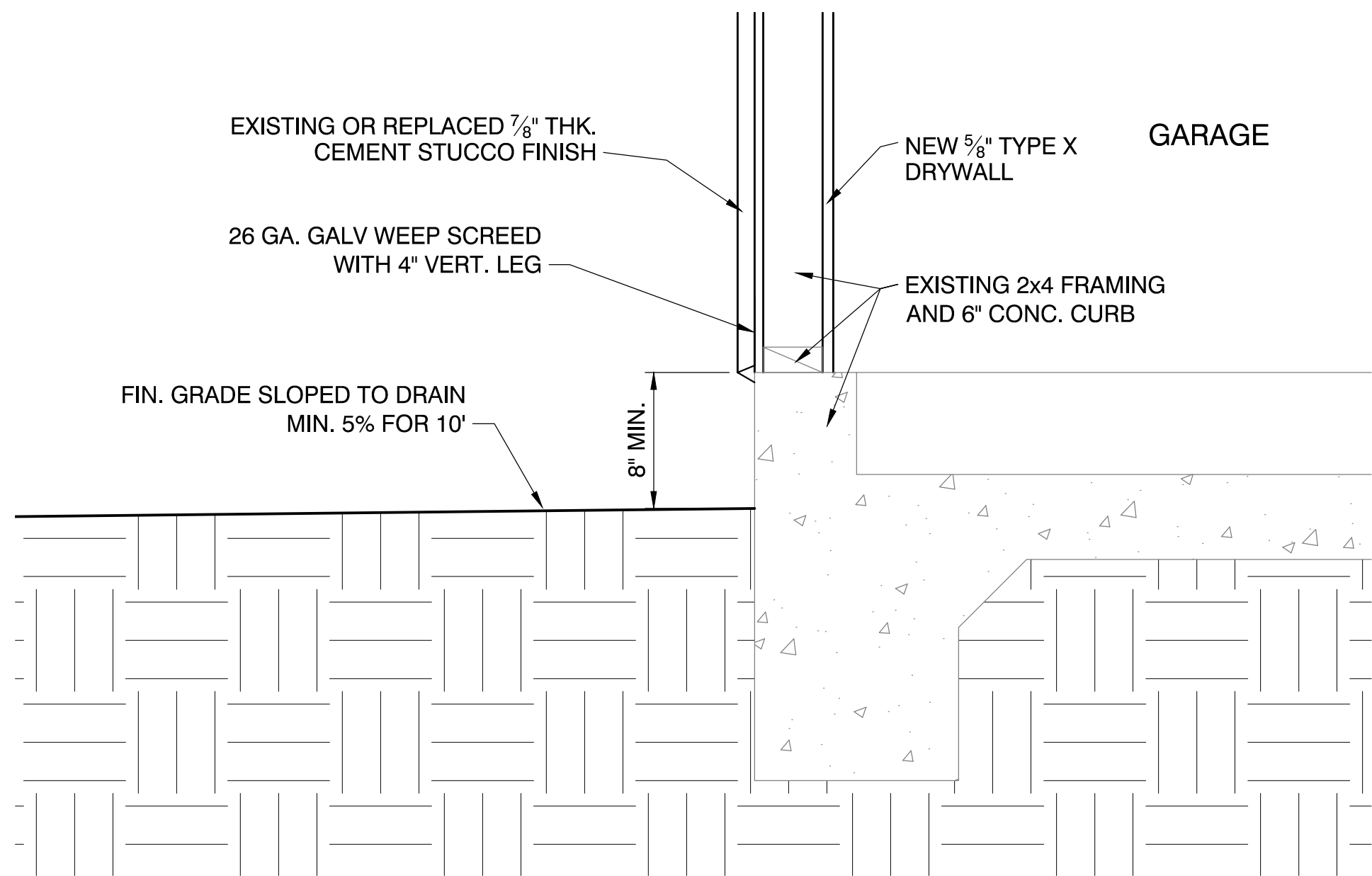
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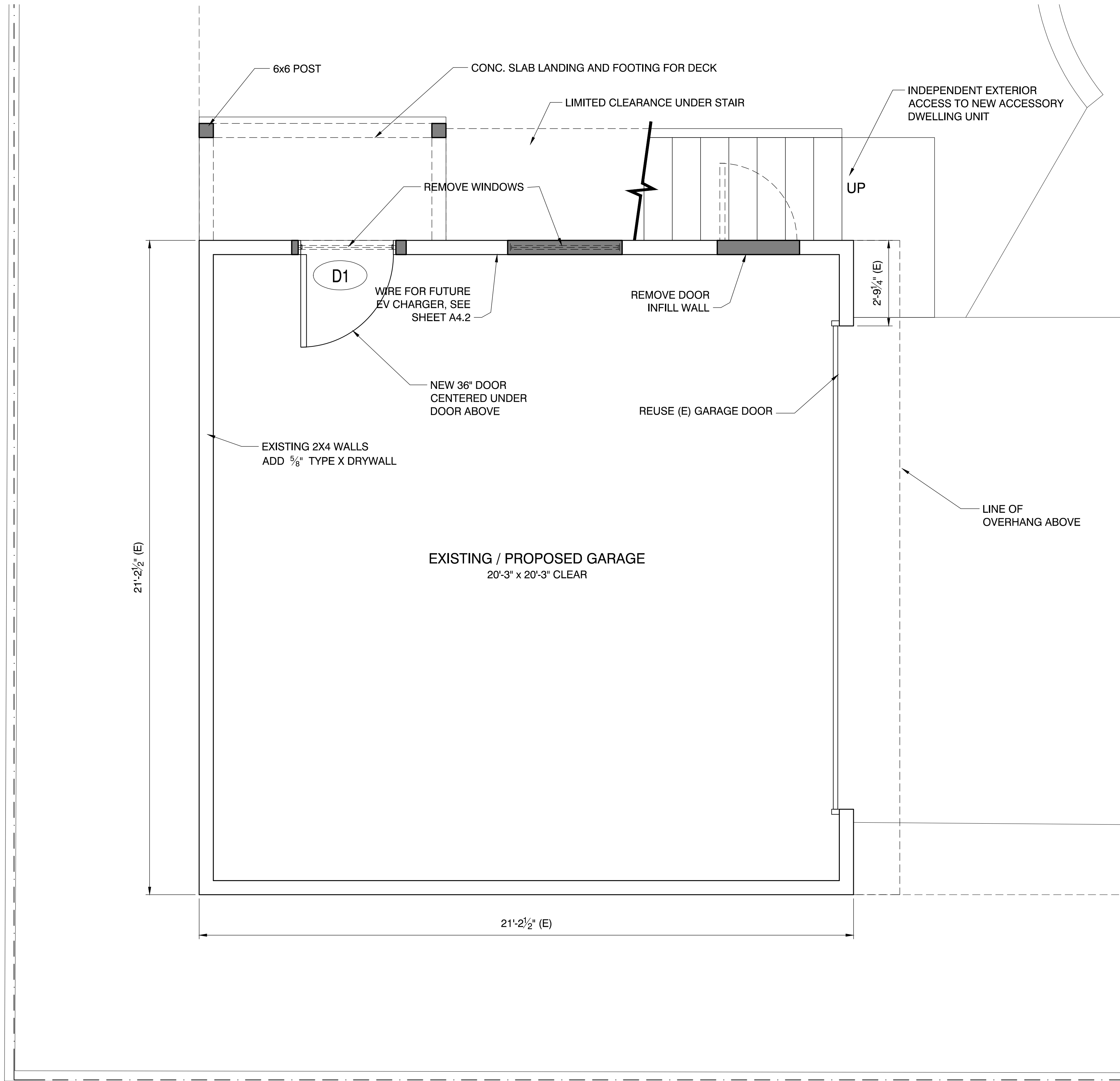
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3 STAIR HANDRAIL DETAIL
3" = 1'-0"



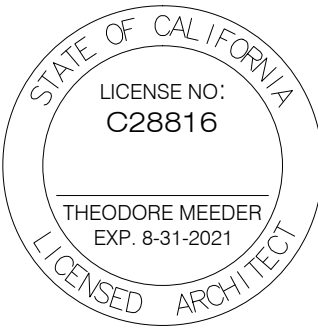
2 TYPICAL WEEP SCREED DETAIL AT STUCCO
1 1/2" = 1'-0"



1 EXISTING GARAGE FLOOR PLAN WITH PROPOSED ALTERATIONS
1/2" = 1'-0"

DOOR SCHEDULE - GROUND FLOOR					
MARK	DOOR WIDTH	DOOR HEIGHT	TYPE	SWING	NOTES:
D1	3'-0"	7'-0"	ENTRY	RH IN	

DOOR NOTES:
1. ALL GLAZING AT DOORS AND WITHIN 24" OF DOOR EDGES SHALL BE SAFETY GLAZING PER CBC SEC. R308.4 WITH ALL PANES TEMPERED AND MANUFACTURER'S MARK ON GLASS.
2. DOOR TO GARAGE SHALL BE SOLID WOOD 1.75" THK WITH SELF CLOSER AND LATCH.
3. ALL EXTERIOR DOOR GLAZING SHALL HAVE U-FACTOR AND SHGC PER ENERGY CALCS ON A4.4. MANUFACTURER'S LABELS SHALL REMAIN ON DOORS UNTIL FINAL INSPECTION.
5.. GLAZED EXTERIOR DOORS SHALL HAVE MULTIPLANE GLAZING WITH ALL PANES TEMPERED, TO MEET HIGH FIRE REQUIREMENTS OF CRC R337.8.2.1



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201 COOPER RD.
NEW ACCESSORY
DWELLING UNIT

TMA&D JOB #:

ISSUED:

FOR:

EXISTING/PROPOSED
GARAGE
FLOOR PLAN

SCALE:

AS NOTED

DATE:

6.28.19

SHEET FILE:

-

REF FILES:

-

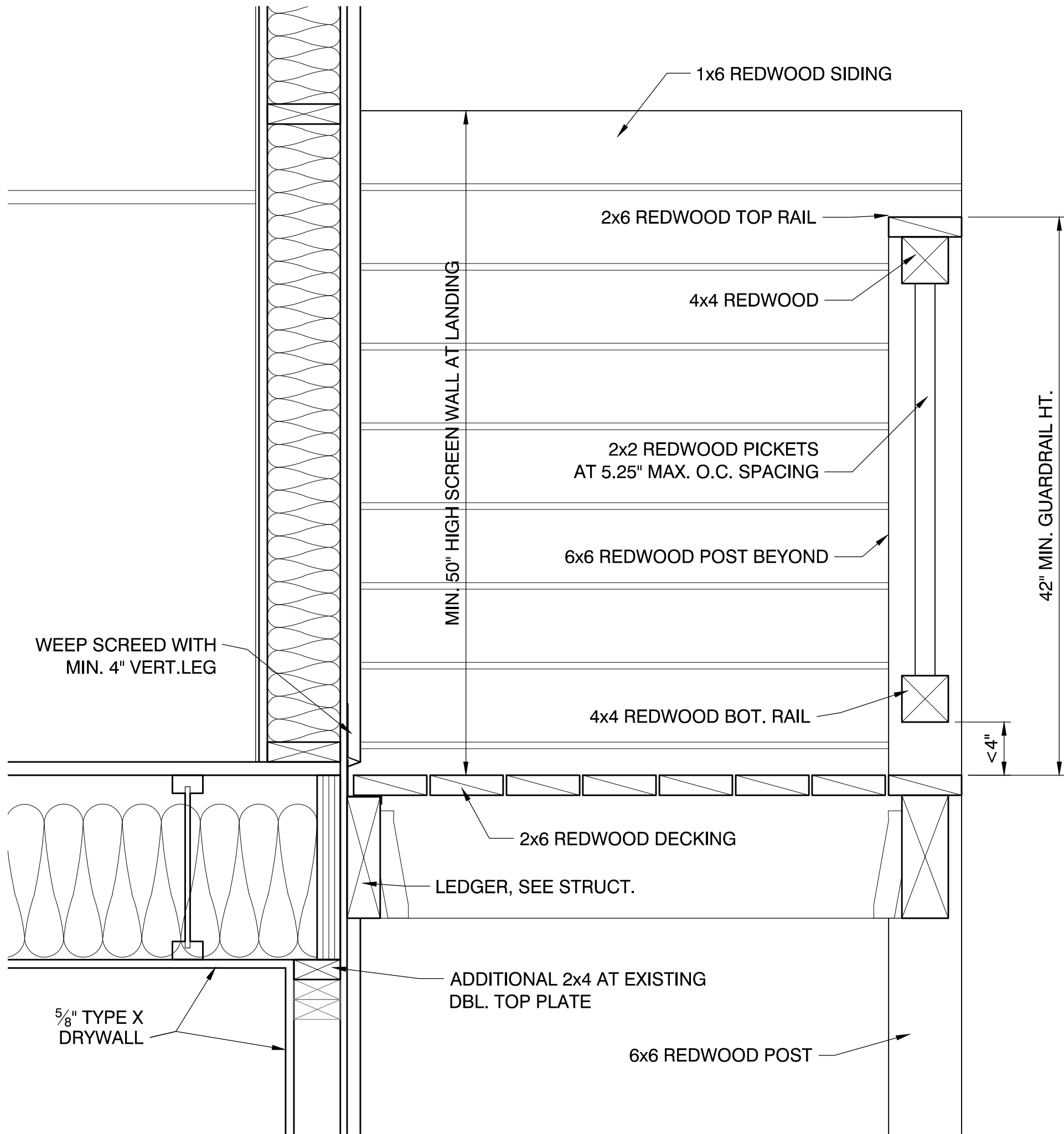
A2.1

DOOR SCHEDULE - SECOND FLOOR					
MARK	DOOR WIDTH	DOOR HEIGHT	TYPE	SWING	NOTES:
D2	3'-0"	6'-8"	EXT.	RH IN	NANAWALL WD65
D3	4'-0"	6'-8"	EXT.	PAIR	
D4	4'-0"	6'-8"	EXT.	PAIR	
D5	2'-6"	6'-8"	INT.	LH	
D6	4'-0"	6'-8"	INT.	PAIR	
D7	2'-6"	6'-8"	INT.	RH	

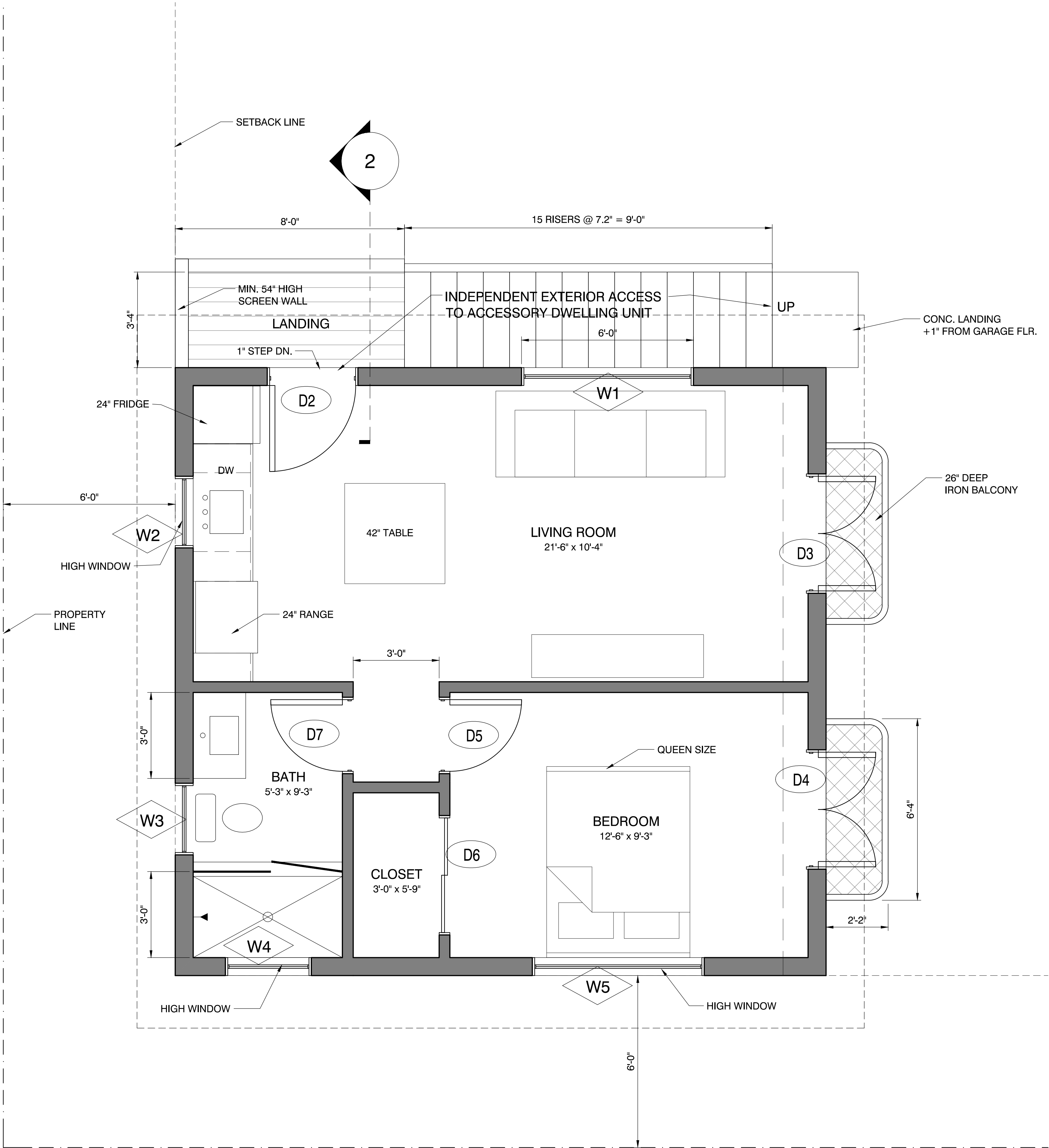
DOOR NOTES:
1. ALL GLAZING AT DOORS AND WITHIN 24" OF DOOR EDGES SHALL BE SAFETY GLAZING PER CBC SEC. R308.4 WITH ALL PANES TEMPERED AND MANUFACTURER'S MARK ON GLASS.
2. DOOR TO GARAGE SHALL BE SOLID WOOD 1.75" THK WITH SELF CLOSER AND LATCH.
3. ALL EXTERIOR DOOR GLAZING SHALL HAVE U-FACTOR AND SHGC PER ENERGY CALCS ON A4.4
4. MANUFACTURER'S LABELS SHALL REMAIN ON DOORS UNTIL FINAL INSPECTION.

WINDOW SCHEDULE - SECOND FLOOR				
MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	NOTES:
W1	6'-0"	4'-0"	GLIDER	SAFETY GLAZED - STAIR
W2	2'-6"	3'-6"	CASEMENT	
W3	2'-6"	3'-6"	CASEMENT	
W4	3'-0"	2'-0"	GLIDER	SAFETY GLAZED - SHOWER
W5	6'-0"	2'-0"	GLIDER	

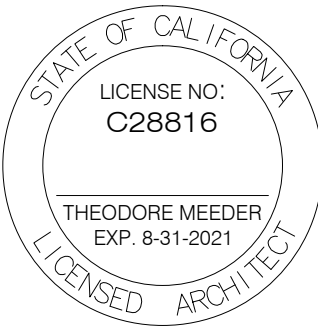
WINDOW NOTES:
1. EGRESS WINDOWS AT SLEEPING ROOMS SHALL HAVE A MAX. SILL HEIGHT OF 44 IN., WITH A MIN. CLEAR OPENING OF 20" WIDE BY 24" HIGH AND A MIN. OPENING AREA OF 5.0 S.F. AT GRADE LEVEL AND MIN. 5.7 S.F. AT UPPER LEVEL.
2. WINDOWS AT BATHROOM TUB OR SHOWER AND ALL GLAZING WITHIN 24" OF DOOR EDGES SHALL HAVE SAFETY GLAZING PER CBC R308.4 WITH ALL PANES TEMPERED OR LAMINATED.
3. WINDOWS SHALL HAVE U-FACTOR AND SHGC PER ENERGY CALCS ON A4.4
4. THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE NEW WINDOWS UNTIL FINAL INSPECTION.
5. PROVIDE INSECT SCREENS AT ALL WINDOWS.



2 DECK DETAIL AT LEDGER AND GUARDRAIL
1 1/2" = 1'-0"



1 PROPOSED ACCESSORY DWELLING UNIT FLOOR PLAN
1/2" = 1'-0"



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201 COOPER RD.
NEW ACCESSORY
DWELLING UNIT

TMA&D JOB #:

ISSUED:

FOR:

ACCESSORY
DWELLING UNIT
FLOOR PLAN

SCALE:

AS NOTED

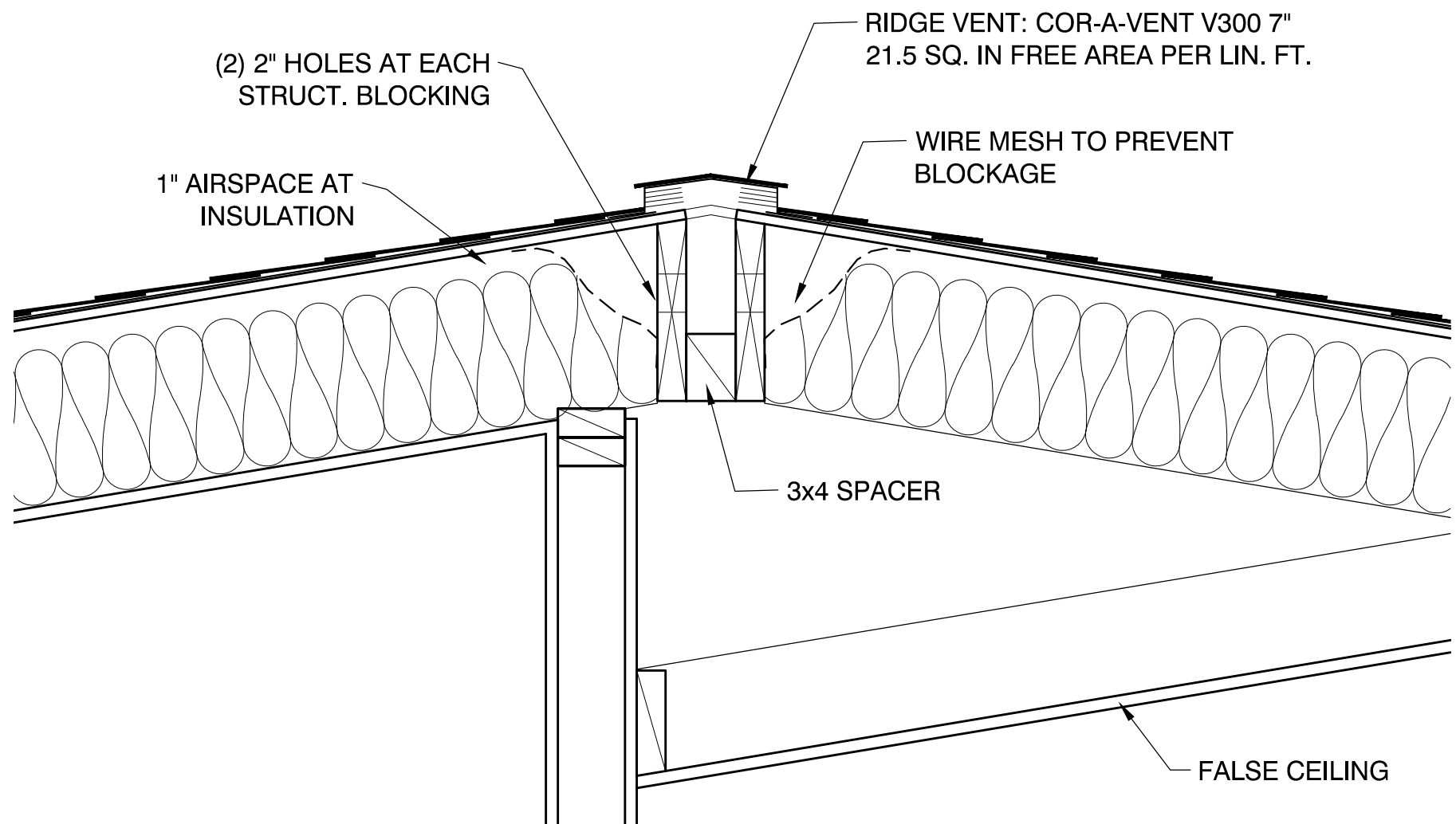
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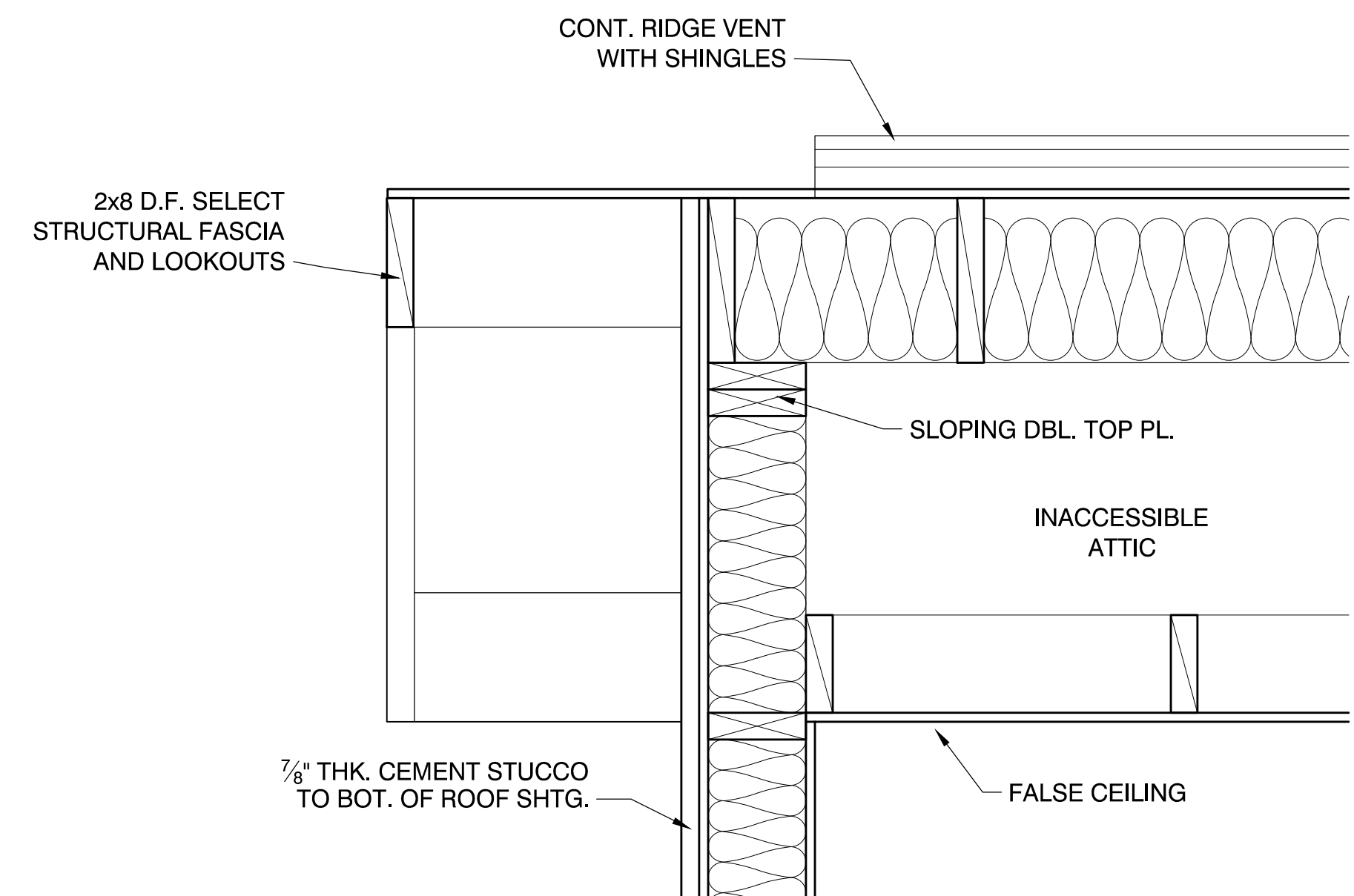
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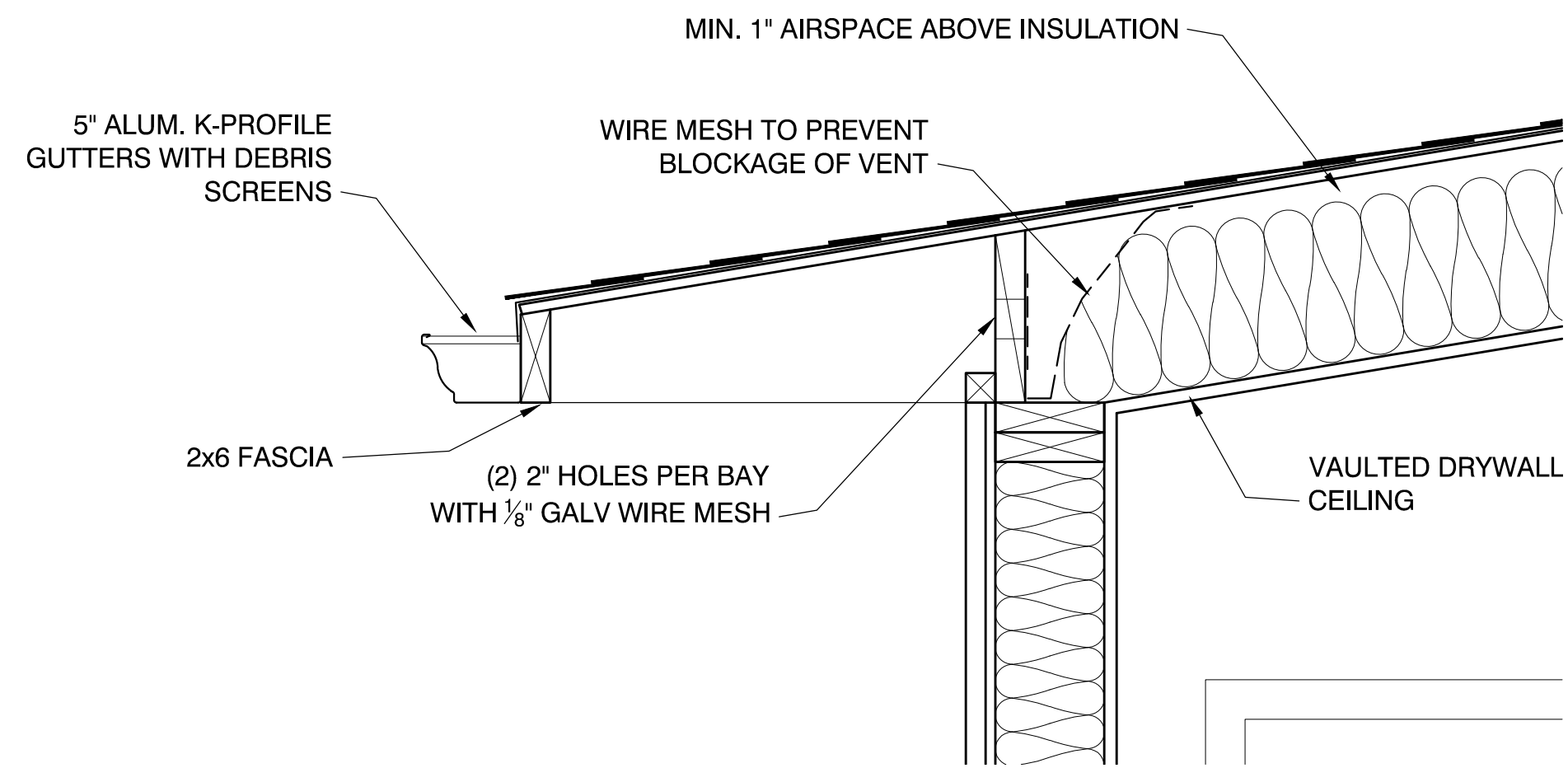
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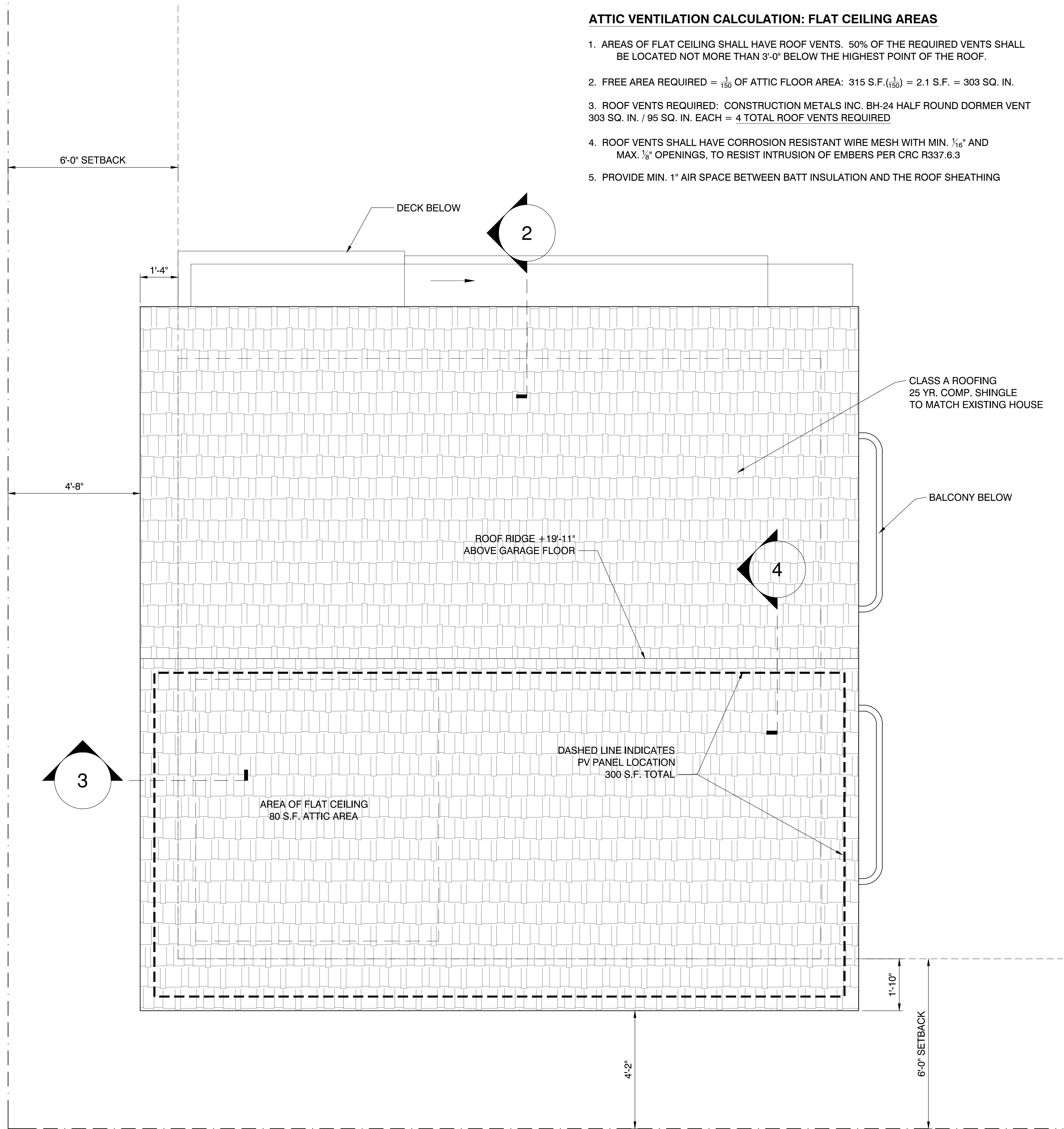
4 TYPICAL ROOF RIDGE
1-1/2" = 1'-0"



3 TYPICAL ROOF GABLE RAKE
1-1/2" = 1'-0"



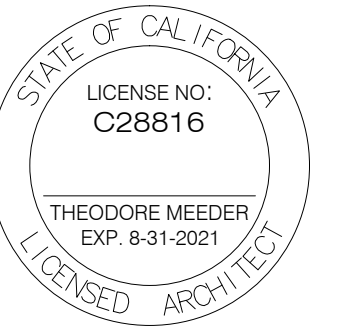
2 TYPICAL ROOF EAVE
1-1/2" = 1'-0"



1 PROPOSED ACCESSORY DWELLING UNIT FLOOR PLAN
1/2" = 1'-0"

ATTIC VENTILATION CALCULATION: FLAT CEILING AREAS

- AREAS OF FLAT CEILING SHALL HAVE ROOF VENTS. 50% OF THE REQUIRED VENTS SHALL BE LOCATED NOT MORE THAN 3'-0" BELOW THE HIGHEST POINT OF THE ROOF.
- FREE AREA REQUIRED = $\frac{1}{150}$ OF ATTIC FLOOR AREA: $315 \text{ S.F.} \left(\frac{1}{150}\right) = 2.1 \text{ S.F.} = 303 \text{ SQ. IN.}$
- ROOF VENTS REQUIRED: CONSTRUCTION METALS INC. BH-24 HALF ROUND DORMER VENT 303 SQ. IN. / 95 SQ. IN. EACH = 4 TOTAL ROOF VENTS REQUIRED
- ROOF VENTS SHALL HAVE CORROSION RESISTANT WIRE MESH WITH MIN. $\frac{1}{16}$ " AND MAX. $\frac{1}{8}$ " OPENINGS, TO RESIST INTRUSION OF EMBERS PER CRC R337.6.3
- PROVIDE MIN. 1" AIR SPACE BETWEEN BATT INSULATION AND THE ROOF SHEATHING



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201 COOPER RD.
NEW ACCESSORY
DWELLING UNIT

CLASS A ROOFING
25 YR. COMP. SHINGLE
TO MATCH EXISTING HOUSE

BALCONY BELOW

TMA&D JOB #:

ISSUED:

FOR:

PROPOSED
ROOF PLAN
FLOOR PLAN

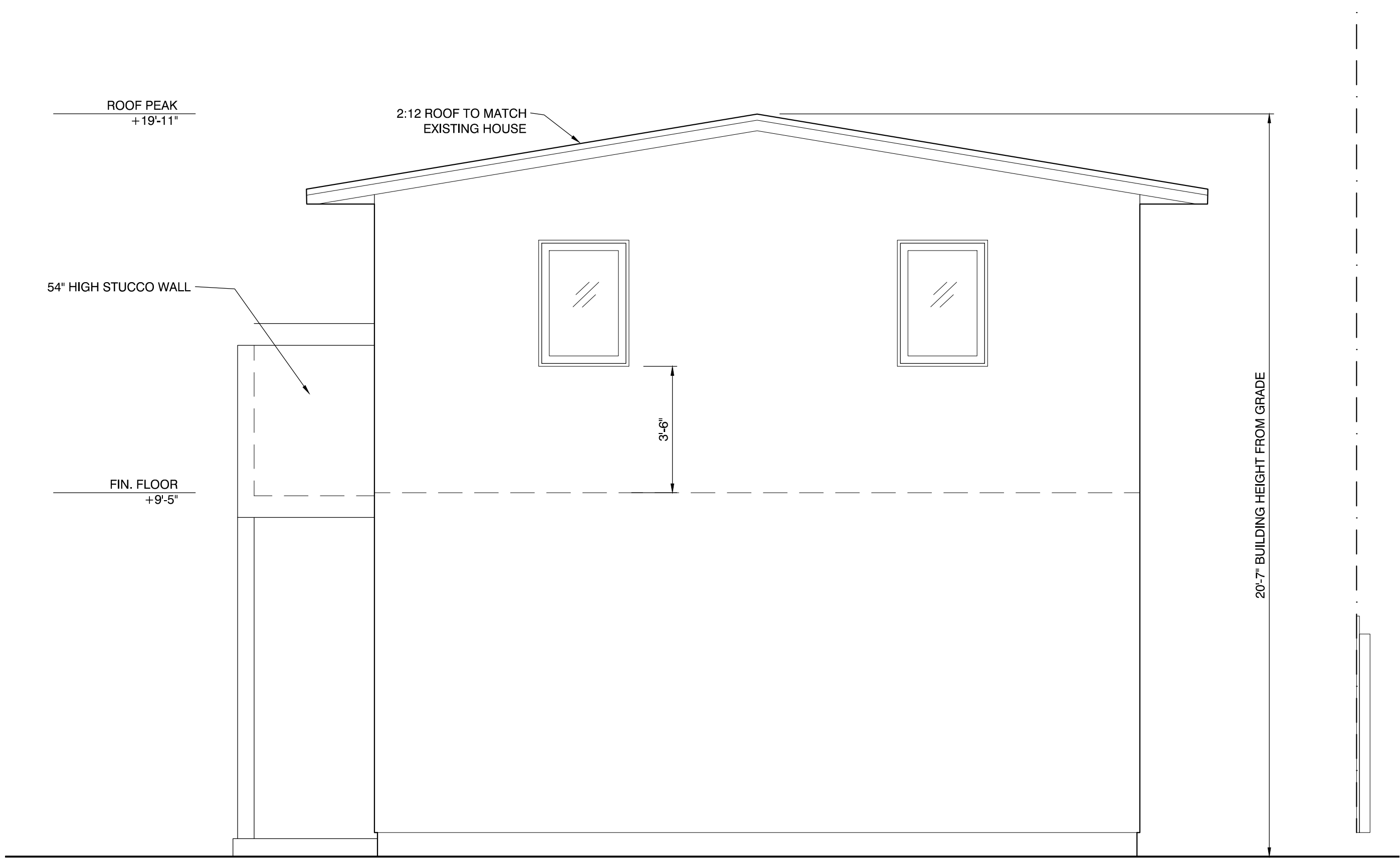
SCALE: AS NOTED

DATE: 6.28.19

SHEET FILE: -

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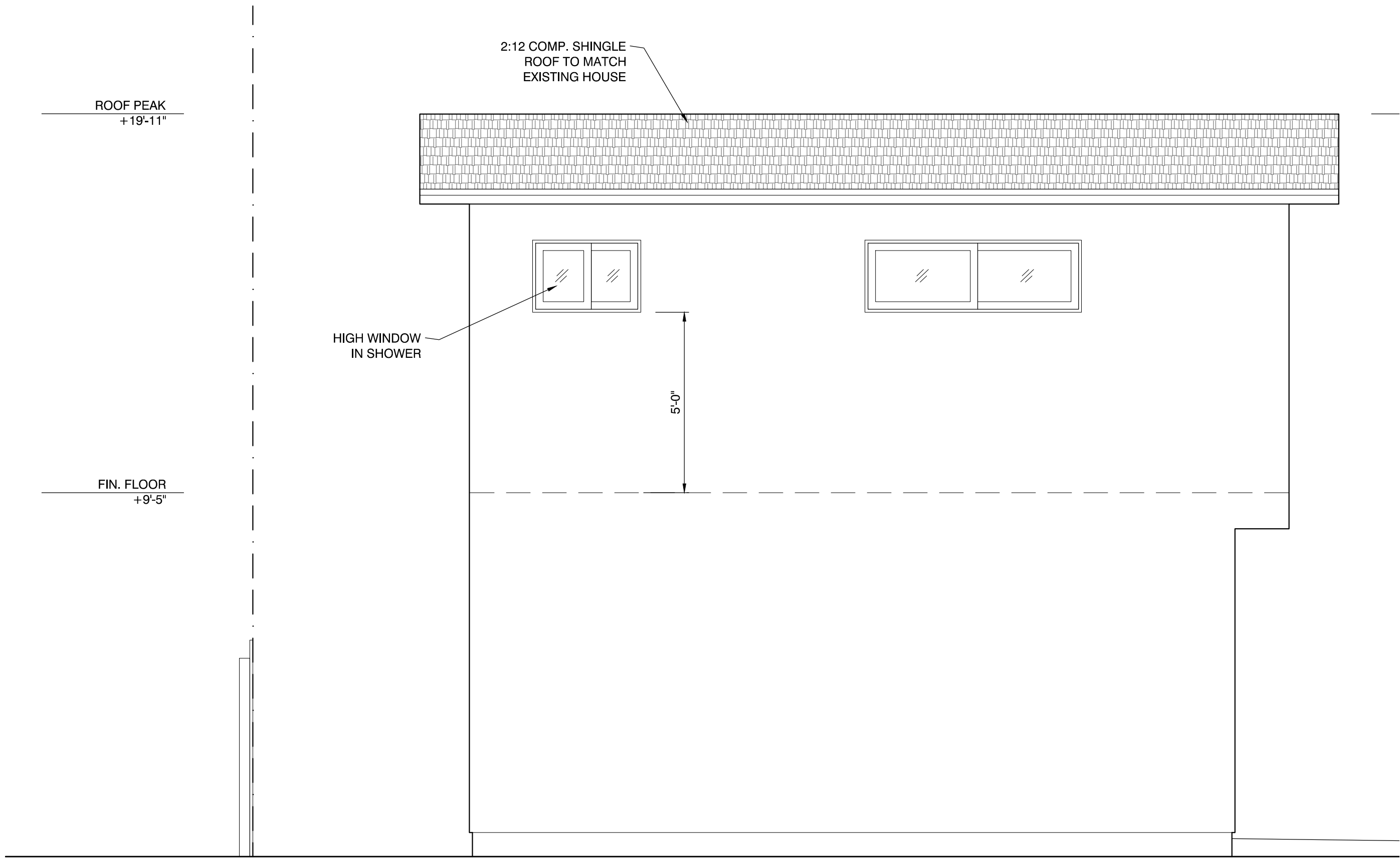
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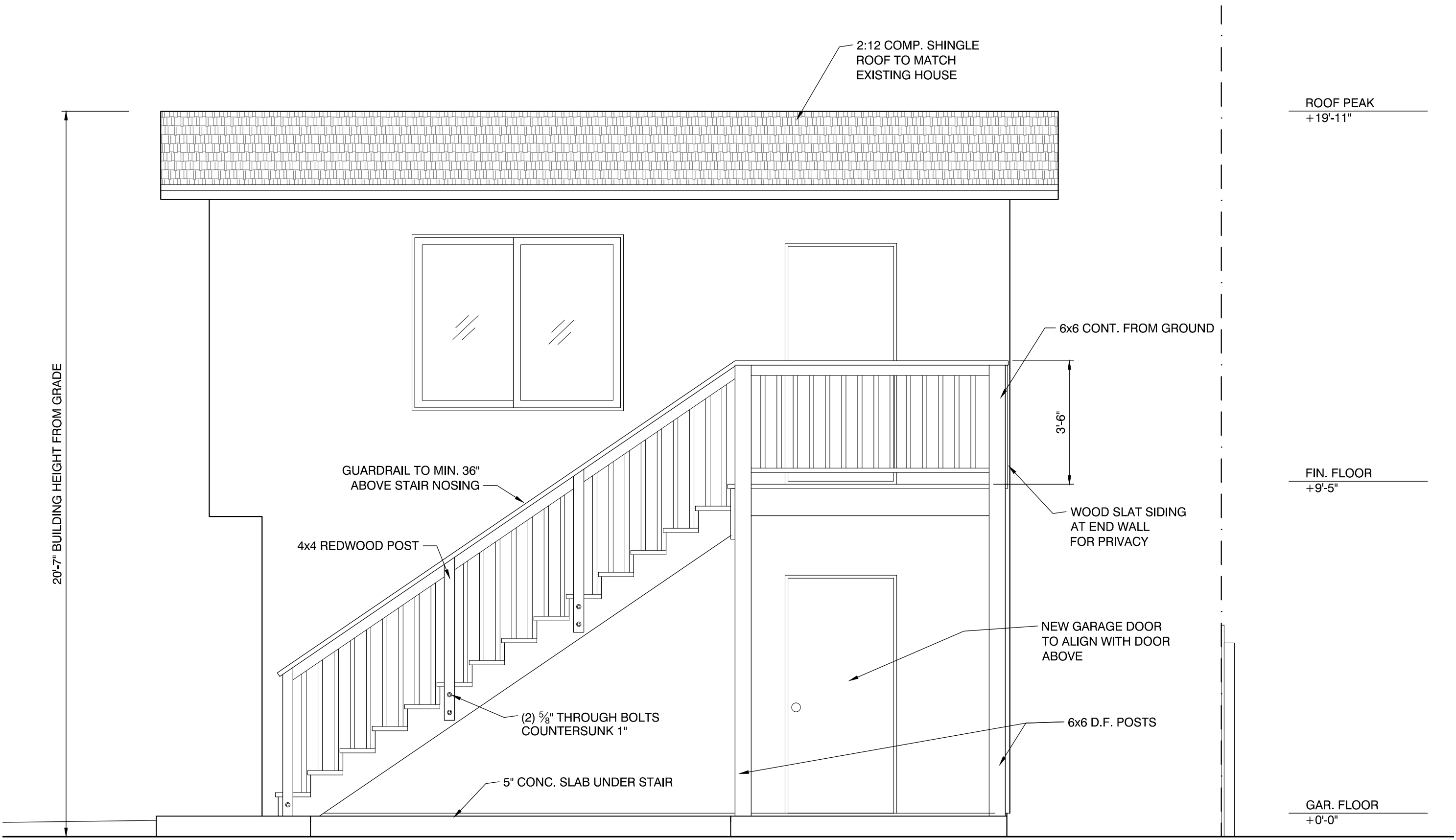
2 PROPOSED WEST ELEVATION
3/8" = 1'-0"



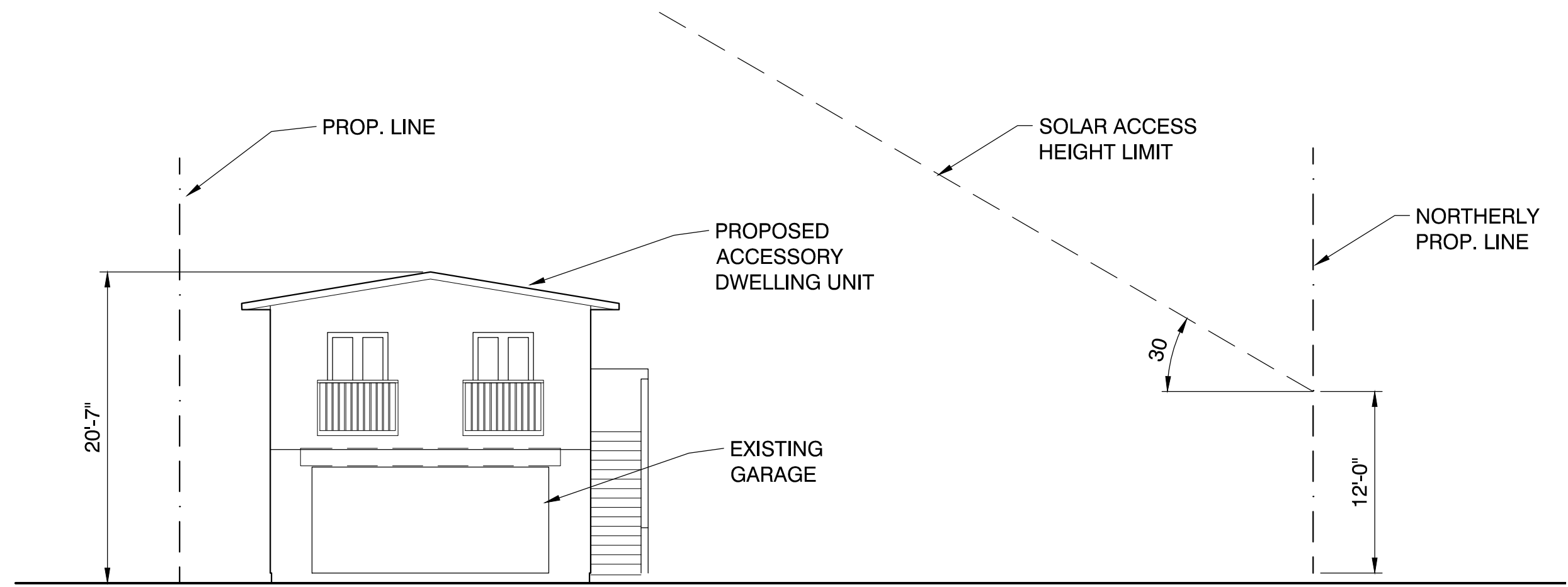
1 PROPOSED EAST ELEVATION (FACING STREET)
3/8" = 1'-0"



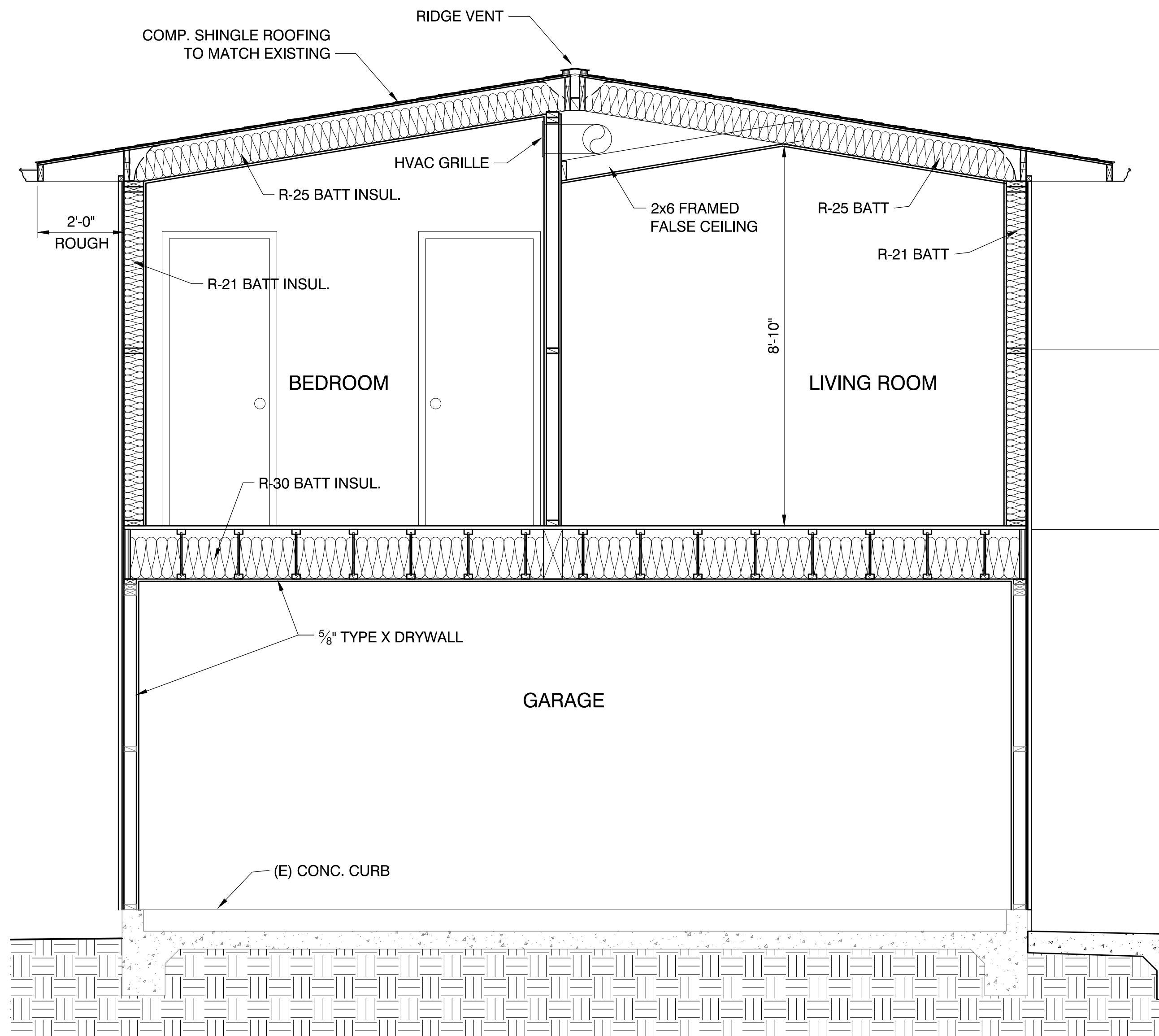
4 PROPOSED SOUTH ELEVATION
3/8" = 1'-0"



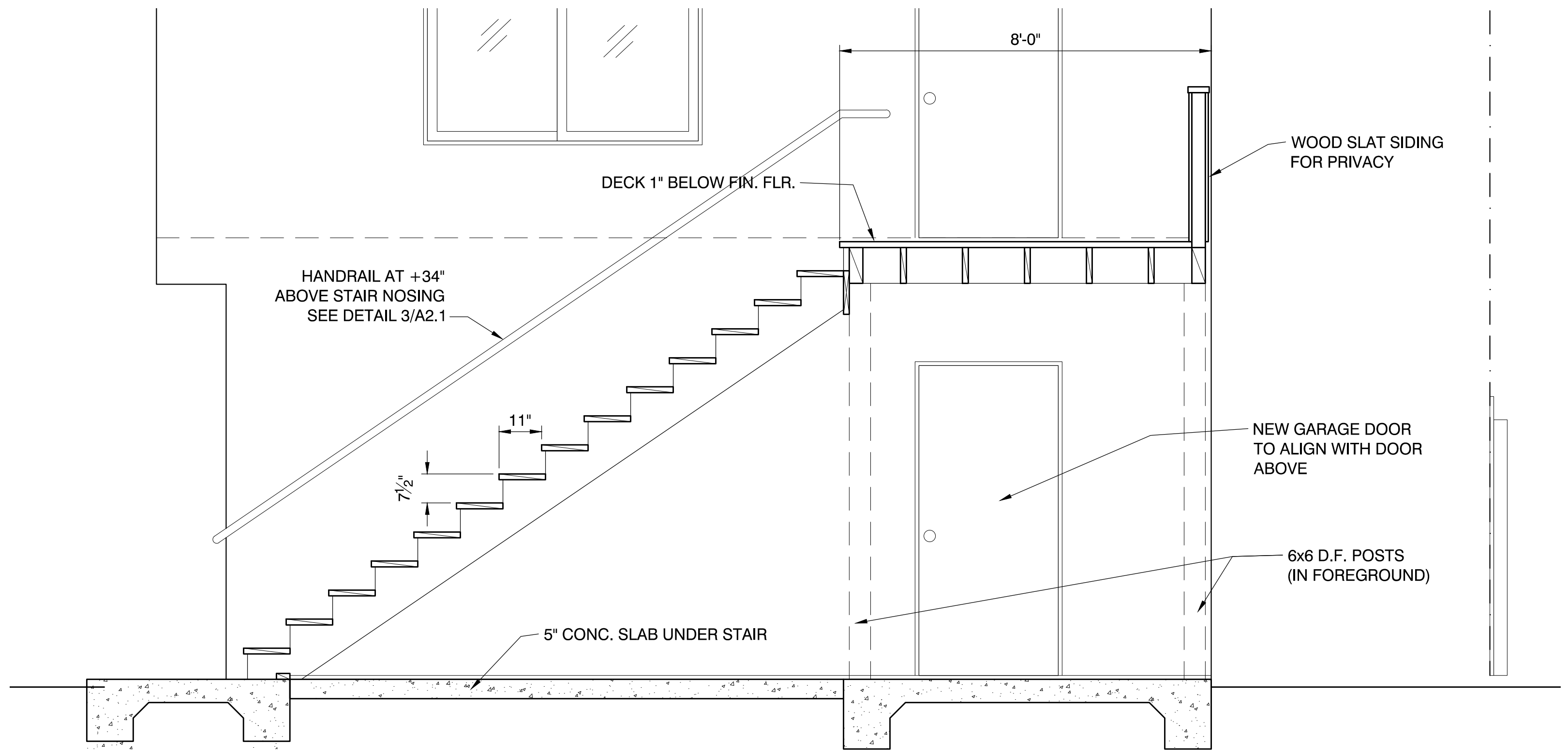
3 PROPOSED NORTH ELEVATION
3/8" = 1'-0"



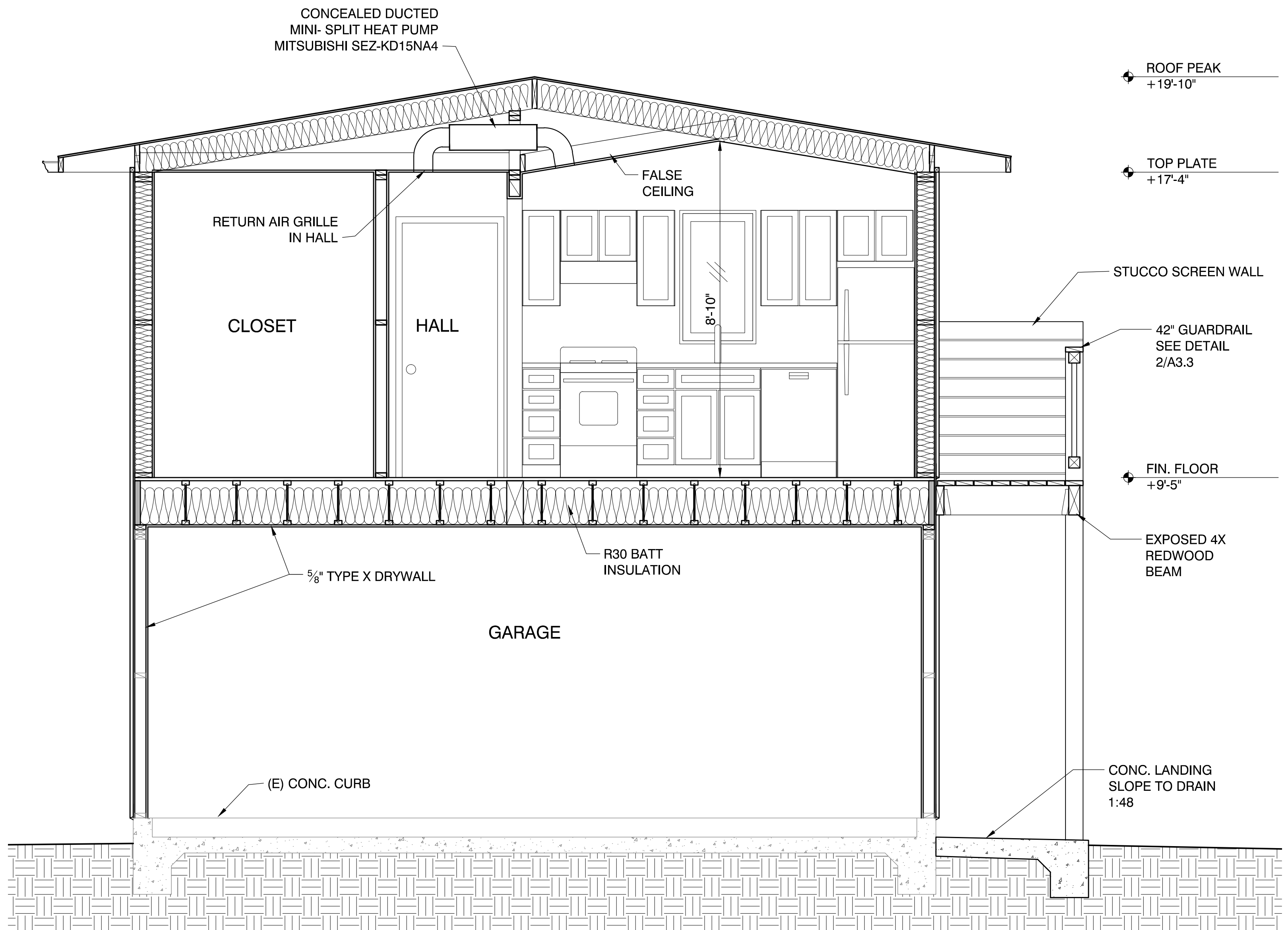
4 SOLAR ACCESS ORDINANCE COMPLIANCE
1/8" = 1'-0"



1 BUILDING SECTION LOOKING EAST
1/2" = 1'-0"



3 SECTION AT STAIR AND ENTRY DECK
1/2" = 1'-0"



2 BUILDING SECTION LOOKING EAST
1/2" = 1'-0"